



CITY OF  
**ISSAQUAH**  
WASHINGTON

**Development Services**

1775 – 12<sup>th</sup> Ave. NW | P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100  
[issaquahwa.gov](http://issaquahwa.gov)


May 4, 2018

Members of the City Council:

On April 17, 2018, the Urban Village Development Commission passed a motion recommending approval of the Preliminary Plat for Issaquah Highlands (formerly Grand Ridge), Block 3 of SP16-00001 (commonly known as Westridge North plat), File No. PP17-00001, subject to conditions. The recommendation was based on the plat drawing received March 12, 2018, and the facts and conclusions summarized below. The purpose of this letter is to convey those Findings, Conclusions, and Recommended Conditions to the Council.

This Recommendation has been executed this \_\_\_ day of May 2018 by the Chairman of the UVDC on the behalf and per the direction of the UVDC.

  
\_\_\_\_\_  
Geoff Walker, Chair  
Urban Village Development Commission

  
\_\_\_\_\_  
Date

WHEREAS, even though the Issaquah Highlands Development Agreement was terminated on March 28, 2018 and Replacement Regulations (IMC 18.19B) have been enacted, this application was vested to the now-terminated Development Agreement and was reviewed under those regulations.

WHEREAS, pursuant to Appendix L (Processing) of the Issaquah Highlands (Grand Ridge) Two-party Annexation and Development Agreement, the UVDC held a Public Hearing on March 20, 2018 and continued it to April 17, 2018, to consider a Preliminary Plat for Block 3 of SP16-00001 in Issaquah Highlands. The proposal is for the development of single family subdivision with 73 lots and 8 tracts on approximately 8.87 acres; and,

WHEREAS, all persons desiring to comment on the proposal were given a full and complete opportunity to be heard at a Public Hearing on two separate nights; and,

WHEREAS, the UVDC originally received the application on March 13, 2018, received the Briefing Response Memo on April 11, 2018, and has had adequate time to review and reflect upon the application; and,

WHEREAS, the UVDC is now satisfied that this application has been sufficiently considered, and hereby makes and enters the following:

**Findings of Fact:**

1. To be approved, the proposed plat must comply with the requirements of IMC Chapter 18.13 (Subdivisions), and make appropriate provisions, as specified in RCW 58.17, that the public interest will be served by the subdivision and dedication; and that provisions have been made for, but not limited to, the public health, safety, and general welfare; for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds; and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
2. Polygon submitted a Preliminary Plat application on July 14, 2017 to subdivide the approximately 8.87 acres of Block 3 of SP16-00001 (commonly referred to as Westridge North SF plat) of Issaquah Highlands for a total of 73 lots for single family homes. Eight tracts are provided for trails, recreation, and open space. The proposal also included streets, utilities and infrastructure, as well as the conversion of a portion of High Street into a multi-use trail, overlook, and recreation activity areas. A revised set of plans or plat information was received on January 10, February 6, and March 12, 2018.
3. The property is located in the west portion of Issaquah Highlands. Its adjacent uses are: north, NE High Street and Lakeside Properties; south, NE Ellis Drive and other Westridge properties in the SP16-00001 plat including properties commonly called Westridge North South Townhouses and Block 4; west, NE High Street and Lakeside Properties; and east, and other Westridge properties in the SP16-00001 plat including properties commonly called Westridge North Townhouses and Shelter Holdings/IHIF-Commercial properties.
4. The property is zoned UV (Urban Village) and is designated as Urban Village in the City of Issaquah's Comprehensive Plan.
5. The site is currently cleared, graded but without development or structures.
6. Primary access to the site will be from extensions of the existing street grid: NE Ellis Drive, NE Federal Drive, NE Park Drive as well as existing NE High Street.
7. As called for by Appendix L, Section 3 of the Development Agreement (Sufficient Application Decision), the application was determined to be sufficient for review on July 25, 2017. Staff have determined the application contains adequate information and detail to review as a Preliminary Plat Permit.
8. Pursuant to the Issaquah Highlands (Grand Ridge) Two-party Annexation and Development Agreement, Section 13, the Commission conducts a planning-level review of permits within their purview.
9. Staff have thoroughly reviewed the application and presented their findings verbally and in a Staff Report. This report thoroughly reviews the application in relation to the applicable approval requirements. The report contains sections on Surrounding Uses;

Background/History; Public Notice; Basis for Review and Approval; Planning Goals and Commitments; Land Use; Quarry; Surface Water Management; Critical Areas; Water; Sewer; Street; SEPA; MTFA; Capital Facilities; Processing; Elections and Modifications; Dimensional and Development Standards; Parking; Landscaping; Signs; Affordable Housing; Urban Design Guidelines; Trails; Parks, Plazas, and Woonerfs; Comprehensive Plan; Public Comment; City Department Review (Fire, Public Works Operations, Police, and Building); and a recommendation of approval, subject to 38 conditions. In addition, the staff report contains numerous attachment which relate to the review of the project. Staff issued a supplementary Briefing Response Memo based on issues raised throughout the review process, dated April 10, 2018. The UVDC finds theses documents, including their attachments, to be a thorough and complete review of the application and hereby incorporates its factual information by reference as a finding.

10. The UVDC has had the opportunity to thoroughly review the application. The Urban Village Development Commission held a public hearing on the proposed preliminary plat on March 20, 2018 and it was continued to April 17, 2018. Notice of the hearing was forwarded to the Issaquah Reporter; notice was posted on the City's website; notices were mailed to property owners within 300 feet; notices were emailed to Parties of Record; and the site was posted. Notices of application and public hearing were provided consistent with the requirements of Appendix J of the Issaquah Highlands (Grand Ridge) Two-party Development Agreement.
11. Beyond the information provided in the application, the Staff Report and its attachments, and the Briefing Response Memo and its attachments, significant information was provided by staff and the applicant to the UVDC during the course of the public process to enable it to have a complete and thorough understanding of the project. This includes: a slide presentation by staff of the existing site, off-site views, and surrounding areas; a presentation by staff of how the project complies with the Issaquah Highlands (Grand Ridge) Two-party Development Agreement; and a presentation by the applicant explaining the project; and a presentation by Staff and the applicant of their responses to the Commission's and public's comments, concerns, and questions raised at the first part of the Public Hearing.
12. Public testimony was given at the public hearing held on the evenings of March 20, 2018 and April 17, 2018. At the first portion of the public hearing eight members of the public testified and at the second portion of the public hearing six members of the public testified. A number of people spoke in opposition to certain aspects of the application; and several members of the public also spoke in support of the plat. The UVDC has considered this testimony in its recommendation on the matter.
13. Further public testimony was provided in the form of several emails related to the application. That is, seven persons sent eight emails and one letter related to the application. The UVDC has considered this testimony and information in its decision on the matter.
14. During both parts of the Public Hearing, the public testified about and the UVDC discussed a number of issues related to the preliminary plat, including: the conversion of a portion of High Street to a multi-use trail and recreational activity areas; alternative trail routes in the area;

the trail system in the larger area; the types of recreational opportunities; the design and materials of the High Street trail and its materials; the design of Street A; traffic calming; road grades; Park Dr extension; the quasi-judicial process; Lakeside impacts and views; tree preservation and replanting; recreational size, design, and location; trail design and placement; off-site views of the project; roadway design and connectivity; on-site and off-site parking. Staff and the applicant responded to these issues in a Briefing Response memo dated April 10, 2018; and, during the public hearing presentation on April 17, 2018. The UVDC found that these issues were adequately addressed during the hearing, and that edits to three conditions (Conditions 19, 25, 37) were needed for this project to comply with the Issaquah Highlands (Grand Ridge) Two-party Development Agreement.

15. As part of the Commission's deliberations, three alternatives for the plat and treatment of High Street were considered.
16. The existing vehicular High Street was determined by the Commission to be inconsistent with the guidelines of the Issaquah Highlands; and, the converted High Street would become a community asset as an open space destination.
17. The Public Record was closed on April 17, 2018.
18. The project was determined by the DSD as falling within the "project envelope" of the Issaquah Highlands development evaluated in the 1995 EIS for Grand Ridge.
19. The project is within the Allowable Development for residential as converted from commercial Allowable Development to Residential Allowable Development.
20. The critical area standards of Appendix E of the development agreement were not used to evaluate the proposal as no critical areas are within the property; however, steep slopes adjacent to the property were noted in the Staff Report.
21. The development standards for land use and density (Appendix B) as set forth in the Issaquah Highlands (Grand Ridge) Development Agreement were used to evaluate the development proposal. The proposal is for single family residences and a density of 6.2 dwelling units per acre. The proposal complies with the applicable approvable criteria.
22. No Affordable Housing is proposed on the subject property.
23. Appendix I of the Development Agreement establishes a "Project Envelope" that governs SEPA compliance for implementing approvals such as the SDP. The "Project Envelope" includes the Allowable Development established by Section 3.2 of the Development Agreement. Section 3.22.2.2 provides that the City and property owner "intend the [Grand Ridge] EIS to be SEPA compliance to the fullest extent possible for all Implementing Approvals." Section 3.22.2.2 further provides that "a supplemental EIS, addendum or mitigation measures beyond those in this Agreement may be required by the City only to the extent an Implementing Approval or requested modification exceeds the Project Envelope." Staff determined on February 10, 2018 that the proposed Site Development Permit had undergone SEPA review through past environmental review processes and was within the Project Envelope defined by the Grand Ridge EIS.

24. The development standards for urban roads as set forth in Appendix H of the Development Agreement were used to evaluate the proposal. As conditioned, the proposal is consistent with those standards. Final design details of road improvements will be reviewed through Utility Permits.
25. Transportation mitigation for the entire Issaquah Highlands Urban Village was thoroughly addressed by the Issaquah Highlands (Grand Ridge) Development Agreement through a phasing plan and the adoption of the Master Transportation Financing Agreement. The traffic generated by this proposal falls within the scope of traffic analyzed by the EIS. Potential traffic impacts from the proposal were further evaluated by a traffic study to ensure that traffic impacts and improvements in the immediate area of the plat were addressed. The necessary improvements have been incorporated into preliminary plat design.
26. The development standards for storm water management and groundwater protection as set forth in Appendix D of the Development Agreement were used to evaluate the proposal. Appropriate measures for storm water management and groundwater will be provided through off-site improvements constructed by the applicant on adjacent property they own. Furthermore, the City has identified the costs of additional stormwater being added to the City's Issaquah Highlands system and there is a letter agreement identifying those costs and committing the applicant to pay for those costs.
27. The development standards for utilities as set forth in City standards were used to evaluate the proposal. The proposal, with the recommended conditions of approval, complies with the applicable standards. Telephone, cable, electrical and natural gas utilities are adequate and will be underground.
28. The plat provides a multi-use trail within the existing High Street right-of-way by converting the street to trail, overlook, and recreational activity areas. The plat also provides east-west trails and sidewalks along the proposed streets. Pedestrian and bicycle facilities are adequately provided.
29. In addition to the recreational activity areas proposed within the High Street right-of-way, two tracts for open space and recreation are proposed: one at the north and one at the south. The design of these tracts, as proposed and conditioned, will meet the Issaquah Highlands (Grand Ridge) Two-party.
30. The proposal was referred to other City Departments including Fire, Public Works Operations, Police and Engineering for review and comment. Those comments received have been conditioned or incorporated into the Staff Report where applicable.
31. Any conclusion listed below which could be considered a finding is hereby incorporated as a finding.

### **Conclusions:**

Having rendered the above-cited Findings, the UVDC draws the following Conclusions:

1. The conditioned proposal will serve the public interest and will protect the public health, safety, and general welfare. Appropriate provisions have been made for open spaces, stormwater drainage, vehicular and pedestrian circulation, utilities including water and sewer,

parks and recreation, potential future connections to adjacent neighborhoods and the elementary school, and safe walking conditions.

2. The proposal is consistent with Title 18.13 (Subdivisions) of the Issaquah Municipal Code and RCW 58.17.
3. This proposal was reviewed in accordance with Appendix L of the Grand Ridge Annexation and Development Agreement. The UVDC is responsible for reviewing and making the decision for Preliminary Plat applications for subdivision of property into more than four lots.
4. The proposal is within the Project Envelope established by the Development Agreement and is, therefore, covered by Section 3.22.2.2 of the Development Agreement. No further SEPA action is required as this proposal is covered by the Grand Ridge EIS and the Glacier Ridge Addendum to the Grand Ridge EIS.
5. The proposal complies with the Issaquah Highlands (Grand Ridge) Two-party Development Agreement, including subsequent amendments.
6. The Staff Report and Briefing Response Memo are a thorough and complete review of the application, and the UVDC hereby incorporates their conclusions by reference.
7. The proposed use meets the allowed land uses of Appendix B.
8. The application contains adequate information for the UVDC to render this decision.
9. The information provided during the public review process by the staff and the applicant have further assisted the UVDC to fully comprehend the proposal.
10. The public has been given ample opportunity for comment on the proposal. The UVDC has reflected upon public comment and has taken these comments into account in its decision.
11. The proposal conforms with the City of Issaquah Comprehensive Plan, specifically with regard to its Land Use, Housing, Transportation, Economic Vitality Elements. This proposal will help advance the vision for the City as articulated in the Comprehensive Plan.
12. The conceptual storm water plan is consistent with the Development Agreement. The existing system has sufficient capacity.
13. Through application of Development Agreement requirements and the traffic study, traffic from the proposal will be adequately mitigated.
14. Proper notice was given to the public regarding the time, location, and purpose of the public hearing held by the Urban Village Development Commission.
15. The Public had an opportunity to comment at the UVDC Public Hearing on March 20, 2018 and April 17, 2018.
16. The Hearing record, prepared by the Administration, is adequate to render a valid recommendation on this application.
17. In order for the above Conclusions to be supportable, the proposal must be conditioned, as recommended below.

18. Any finding above which could be considered a conclusion is hereby incorporated as a conclusion.

**Motion:**

I move that the UVDC recommend approval to the City Council of the Westridge North Single Family preliminary plat, File # PP17-000001, as described and evaluated in the Staff Report dated March 9, 2018 and plat drawings received March 21, 2018, Staff Memo dated April 10, 2018, and subject to the conditions as identified in the Staff Report, revised or new conditions in the Briefing Response Memo (#19, #32, #35, #37, #38) and with the revision of the following conditions and as amended tonight:

REVISED #19: If Park Drive is extended from 9th Ave. to the western property line of IHIF Commercial's western property line (commonly known as Shelter, Parcel 2724069208), Park Drive shall be extended from Street A to the project's eastern property line. The applicant's responsibility to extend Park Drive shall remain within the project limits of this plat. The NE Park Drive extension shall be a public, narrow facility serving vehicles, bicycles and pedestrians, which will slow traffic and convey it is a residential street. The road section shall include two 10' wide travel lanes with segregated pedestrian facilities such as bollards or curbs. This will be resolved by Final Plat and reviewed with Site Work Permits and the Final Plat. If Park Drive is not extended from 9th Ave., this connection shall remain a trail consistent with the Neighborhood Trail standards.

REVISED #25: Corner lots, defined as lots adjacent to the intersection of two roads, or a road and a trail, or adjacent to the Tract A park, shall have enhanced side façade treatments (on the road, trail, or park side), including porches and/or bumped out windows. The Issaquah Highlands ARC has purview in selecting the appropriate architectural features such as a side porch, on the following lots: 1, 10, 11, 23, 25, 30, 31, 36, 37, 44, 45, 52, 65, 66, and 73. This will be reviewed with the Building Permits for these lots.

REVISED #37: Following preliminary plat approval, the Administrative Site Development Permit for the parks and trails shown in PP 17-00001 will go the Urban Village Development Commission (or successor) for review and discussion. In particular, City staff want to gather comments and directions regarding the components of the linear park, their location, and compliance with the IHDA. The IHCA participation is requested to ensure that the results of the Commission meeting can be sustainable and maintainable. The Commission meeting must occur before the permit (Site Work or Landscape) for the trail and parks is issued.

And that the UVDC direct the Development Services Department to prepare Findings of Fact and Conclusions for review and approval by the UVDC Chair, affirming the UVDC's decision to approve the Issaquah Highlands Westridge North Single Family preliminary plat, File No. PP 17-00001, subject to the conditions listed in the Staff Report, modified in the Staff Memo, and as amended at tonight's meeting.

**Conditions:**

1. With the submittal of the Final Plat, provide written confirmation that the IHCA will accept the dedication of the tracts identified in the preliminary plat. If the IHCA will not accept the dedication and maintenance obligations, the applicant must have the plat's property owners retain responsibility through a separately formed HOA. This will be confirmed with Final Plat.
2. With the submittal of the Final Plat, the open area south of Lot 1 shall be incorporated into Lot 1. If for some reason it is not possible to incorporate it, then it must be treated like other tracts in the plat, i.e. named and accepted for maintenance by the IHCA or another entity during the Final Plat process. Compliance with this condition will be confirmed at Final Plat.
3. In the event the project is phased, the Responsible Official has the right to apply additional conditions with Building or Site Work permits to ensure each phase complies with the Development Agreement and City Code, such as but not limited to access, fire, circulation, parking, and landscaping requirements. Site Work and/or building permits for any phase must include a proposal for stabilizing the balance of the site. Interim landscape placed on site shall discourage invasive plants from sprouting and establishing. Routine maintenance by the applicant of these areas will look for and remove invasive plants and debris.
4. The Master Developer shall require builders to build to Built Green 4 Star/Energy Star standard. This will be reviewed with Building Permit.
5. Site lighting shall reinforce Issaquah Highlands' urban design goals and provide for the needs of the public to have safe, attractive, and functional spaces. Through engineering plan review, a lighting plan, including point by point photometrics, shall be proposed for the on-site exterior lighting which maintains lighting at the minimum necessary for safety, and balances the goal of minimizing night glow and off-site lamp visibility with pedestrian scale lighting. The lighting plan shall comprehensively address building, street, woonerf, and landscape lighting so that lighting impacts are not compounded in portions of the site by overlapping illumination patterns. Light fixtures shall be pedestrian scale. This will be reviewed with construction permits.
6. If Accessory Dwelling Units are being constructed or facilitated by proposed home designs, these must be clearly identified on the Building Permit application form and the permit drawings. This will be reviewed with the Building Permits.
7. The TIR, design, and fees will be reviewed against the Development Agreement, city standards, and the September 29, 2016 Westridge Stormwater Flows memo by Core Design. If the impervious area of Westridge North Single-family Plat exceeds the area established and paid for previously, the additional area must be purchased in accordance with the September 2016 Core Design memo. This will be reviewed with Site Work permits.
8. Prior to approval of the construction permit for this plat's stormwater system, a mechanism shall be established (such as a recorded covenant) identifying maintenance expectations, inspection rights, and BMPs for the City-owned downstream stormwater system and City-owned vault associated with Permits SW16-00029 and SW16-00040 to ensure that any

impacts from construction of the plat's infrastructure do not impact the City owned facility as well as in the future. This will be implemented with Site Work permits.

9. Prior to acceptance of the stormwater system serving this plat, the off-site and downstream stormwater system and vault associated with Permits SW16-00029 and SW16-00040 (with appropriate utility ownership transfer) shall be accepted by the City as publicly owned facilities. This will be confirmed with Site Work permits.
10. Existing utility easement (recording #20020516000844) over proposed Lots 2, 3, 70, and 71 shall be terminated in favor of the utilities that will be located in future rights-of-way. If the utilities are abandoned in-place, the applicant, successors, and assigns, shall indemnify the City against all future claims. By approving this application, Council grants the Mayor authority to terminate the utility easement. This termination shall occur prior to Final Plat approval.
11. The Final Plat shall show steep slope buffers and building setback lines related to slopes west of the site. This will be confirmed with the Final Plat.
12. Final slopes will not exceed 3:1. This will be reviewed with Site Work and Landscape permits.
13. During the Site Work or Landscape Permit review that will remove roadway and install landscape and recreational activities within the High St right-of-way, review shall ensure that the appropriate cover of waterlines shall be retained. This condition will be enforced with the Site Work or Landscape permit.
14. During review by City and Eastside Fire and Rescue of Site Work permits, hydrants locations will be reviewed to minimize impacts to on-street parking. Also curb bulbs or similar devices that prevent drivers from parking in front of hydrants shall be used.
15. The Federal Drive extension will be designed consistent with Issaquah Highlands street standards, including 10 ft travel lanes. This condition will be enforced with the Site Work permit.
16. High Street right-of-way shall remain as right-of-way following the conversion of the road to a non-vehicular trail; however, maintenance of the proposed recreational facilities shall be the responsibility of the applicant or other entity acceptable to the City. Appropriate mechanisms to assign maintenance responsibilities will be reviewed and approved with the Final Plat.
17. The exact location and methods for safely transitioning between High Street road and High Street multi-use trail shall be reviewed and approved with the Site Work permits approving this work. The transition's location and method shall ensure all users perceive the transition and are protected from vehicles while allowing City access for utility maintenance, repairs, etc.... This will be reviewed with Site Work permits.
18. The applicant shall determine and confirm with the City the length of the western segment of the High St access easement (recording #20140909001490) to be dedicated to the City and shall prepare necessary documents for the dedication of right of way prior to approval of Final Plat. This determination will be done in conjunction with the easement Grantee and as allowed by the recorded document.

The length of the dedicated portion of the easement shall be established to eliminate on-street parking along the southside of High Street where on-street parking shall not occur following construction of this plat's improvements including the intersection of High St and Street A, hydrants, etc... This will be reviewed with the Final Plat.

19. ~~If Park Drive is extended from 9th Ave. to the western property line of IHIF Commercial's western property line (commonly known as Shelter, Parcel 2724069208),~~ Park Drive shall be extended from Street A to the project's eastern property line. The applicant's responsibility to extend Park Drive shall remain within the project limits of this plat. The NE Park Drive extension shall be a public, narrow facility serving vehicles, bicycles and pedestrians, which will slow traffic and convey it is a residential street. The road section shall include two 10' wide travel lanes with segregated pedestrian facilities such as bollards or curbs. This will be resolved by Final Plat and reviewed with Site Work Permits and the Final Plat. ~~If Park Drive is not extended from 9th Ave., this connection shall remain a trail consistent with the Neighborhood Trail standards.~~
20. A sight distance easement over Tract F shall be shown on the Final Plat and used during review of construction permits which include Tract F. This will be reviewed with the Final Plat.
21. The applicant shall provide curb bulbs to improve pedestrian sightlines at crossings and to preclude parking where it is not allowed, such as at hydrants and intersections, if their design and placement will not interfere with the movement of larger vehicles such as fire trucks or school buses. This will be evaluated with Site Work permits.
22. Garages shall be designed, at a minimum, to include space for: two side-by-side parking spaces for standard sized vehicles; bike parking; and three waste containers, one for each stream; water heater and furnace if not within the house. Driveways shall be a minimum of 18.5 ft long between the garage door and the property line that establishes the right-of-way edge. This will be reviewed with Building Permits.
23. With the Site Work permit that includes Street A, the applicant shall provide an exhibit identifying locations for elements that would preclude parking (e.g. hydrants, curb bulbs, intersections) as well as driveway width and placement to determine the availability of legal on-street parking. The exhibit will identify the length of each on-street parking stall, any required setbacks from driveways, etc... to determine where on-street will be allowed. If driveway placement is resulting in curb lengths which are too short to safely and adequately accommodate on street parking, driveways shall be paired.
24. Align the trail in Tracts D and G, so that there is a direct, clear, and visually connected trail network between Block 2 and the High St multi-use trail. Maximum offset will be half the trail standard's width. If the trail is angled within the tracts to achieve this, the landscape border may go below the minimum on one side as long as the total width of landscape border equals the total required border and the reduced landscape border does not go below 2 ft. This will be reviewed with the Final Plat and construction permits.

25. Corner lots, defined as lots adjacent to the intersection of two roads, or a road and a trail, or adjacent to the Tract A park, shall have enhanced side façade treatments (on the road, trail, or park side), including porches and/or bumped out windows. The Issaquah Highlands ARC has purview in selecting the appropriate architectural features such as a side porch, on the following lots: 1, 10, 11, 23, 25, 30, 31, 36, 37, 44, 45, 52, 65, 66, and 73. This will be reviewed with the Building Permits for these lots.
26. For lots 40 feet in width or narrower, at Building Permit, review placement of the house, both relative to the street and adjacent homes, to create a street presence for all houses including front doors which are visible from the sidewalk. In addition, for lots 40 feet in width or narrower, driveways shall be limited to 12 feet within the right-of-way. Driveways on lots 41 to 45 feet wide shall be limited to 16 feet in width, within the right-of-way. In addition to the driveway widths specified above, there may also be 2-foot wings on either side of the driveway. In no case, shall any on-site driveway be wider than 20 ft, nor shorter than 18.5 ft. This will be reviewed with the Site Work and Building Permits.
27. Street facing garages shall include architectural features such as cantilevered building stories, trellises, or roof extensions to minimize their presence. The IH ARC has purview in selecting the appropriate architectural features and colors. This will be reviewed with Building Permits.
28. Walls associated with Lots 1-36 (either on lot or between the lot and the High Street multi-use trail and/or Tract A) shall be limited to 4 ft in height; terracing is acceptable if taller walls are necessary. If a builder or homeowner desires fencing or landscape along the property line adjoining High Street multi-use trail or Tract A, it must be less than 36 inches in height and at least 50% open, and consistent with the House and Garden style. This restriction will be noted on the Final Plat and reviewed with the Site Work and/or Building Permits.
29. The use of rockeries shall not be allowed adjacent to the Multi-Purpose trail or elsewhere where they are visible. This will be reviewed with Site Work, Landscape, or Building Permits.
30. To minimize the aesthetic impacts of the development, the following shall be incorporated into the Building Permit applications for homes 1-36 along the High Street multi-use trail and Tract A:
  - a. Average building heights shall not exceed 40 ft
  - b. Blank walls shall be avoided, especially where visible from off-site; if necessary, articulation or other features will be provided. Articulation would incorporate tiering, building offsets, and/or other means to soften the building's form. Appropriate features would include doors, windows, building articulation, and/or other architectural features to create a visually interesting environment.
  - c. The prominent finish of building facades visible from off-site shall be muted, non-reflective material incorporating neutral to dark earth tones.  
This restriction will be noted on the Final Plat and reviewed with Building Permits.
31. In order to avoid a gauntlet or canyon along the east/west trails (Tracts B, C, D, F, G, H), fences, walls, screens, hedges, etc... will be limited to 4 feet in height. If retaining walls are

proposed in the future, the combination of retaining walls and fences, walls, screens, hedges, ... shall be limited to 6 ft in height. This restriction will be noted on the Final Plat and reviewed with Site Work, Landscape, and/or Building Permits.

32. The recreation facilities provided with the plat shall provide a diversity of passive and active recreation for all ages, complement rather than duplicate activities already provided or planned in the area, incorporate children as an integral user including varied opportunities for children's play, provide space for recreation activities, and to make them interesting for a variety of users and ages. Furthermore, the proposed uses will suit the location, by for instance not placing noisy or nuisance uses near residences. The Staff Report contains a preliminary review of the proposals for each tract or area, consistent with the purpose of plat; however, the ARC (and IHCA if they will maintain them) will also jointly review the proposal. Each tract has different completion requirements:  
Tract A: prior to completion of the three homes to the south (Lots 34-36) or three homes across the street (Lots 37-39).  
Tract E: prior to completion any of the seven homes adjacent to it (Lots 1-7).  
The Site Work or Landscape permit containing each tract or area will incorporate a land use review of the design for compliance with the plat and Development Agreement. This will be reviewed with Site Work, Landscape, and Building Permits.
33. With the submittal of permits for construction of the common area tracts, the applicant shall identify the location(s) of mail kiosks, as approved by USPS. This will be reviewed with Site Work or Landscape Permits.
34. Tracts B, C, D, G, H shall be designed as Neighborhood Trails with corridors a minimum of 14 ft wide. Trails may not be constructed of asphalt. Where stairs are required within the Neighborhood Trail, handrails shall be placed so they do not reduce the width below the minimum required and bike rails shall be incorporated. No single steps are allowed. This will be reviewed with Final Plat and Site Work or Landscape Permit. Each tract containing an east/west trail segment must be complete prior to the finaling of three homes either north or south of it. This will be implemented through the Building Permits.
35. High St may not be closed for construction of the multi-use trail and other recreation improvements until either Street A or Ellis Dr extension are available for public use for access to West Highlands Park. The proposed trail, located in the High Street right of way, must be accessible to maintenance vehicles throughout construction and following its acceptance for conversion from a road to a trail. This will be addressed with the Site Work and Landscape permits. Acceptance of the conversion and improvements must be complete prior to finaling the last ten homes in the plat.
36. Mid-block trail crossings shall have decorative paving with reflective striping on outside edge. (City Standard Detail T-37) This will be addressed with the Site Work permit.
37. Following preliminary plat approval, the Administrative Site Development Permit for the parks and trails shown in PP 17-00001 will go the Urban Village Development Commission (or successor) for review and discussion. In particular, City staff want to gather comments and directions regarding the components of the linear park, their

location, and compliance with the IHDA. The IHCA participation is requested to ensure that the results of the Commission meeting can be sustainable and maintainable. The Commission meeting must occur before the permit (Site Work or Landscape) for the trail and parks is issued.

38. The High St multi-purpose trail will be ground down and overlaid with trail grade asphalt, special paving and markers integrated at nodes such as street intersections, and street furniture, plantings, and wayfinding that comprehensively create a linear community space.

cc.

UVDC Members and Alternates

Keith Niven

Lucy Sloman

Doug Schlepp

Michelle Wright

Christopher Wright

Sarah Hoey

Nick Abdelnour

Richard Rawlings

David Avenell

Parties of Record

